004.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,027,400	/	1,027,400
USE VALUE:	1,027,400	/	1,027,400
ASSESSED:	1,027,400	/	1,027,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93	-95	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PONTE JOHN & SUZANA/ TRUSTEES
Owner 2:	JOHN PONTE REVOCABLE TRUST
Owner 3:	SUZANA PONTE REVOCABLE TRUST
Street 1:	7941 LORRAINE RD
Street 2:	
Twn/City:	SARASOTA
St/Prov:	FL Cntry: Own Occ: N
Postal:	34241 Type:

PREVIOUS OWNER

Owner 1:	PONTE JOHN & SUZANA--ETAL -
Owner 2:	PONTE JOHN JR TRUSTEES -
Street 1:	5840 BEE RIDGE RD EXT.
Twn/City:	SARASOTA
St/Prov:	FL Cntry:
Postal:	34241

NARRATIVE DESCRIPTION

This parcel contains 5,186 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2820 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5186.000	560,400	6,500	460,500	1,027,400
Total Card	0.119	560,400	6,500	460,500	1,027,400
Total Parcel	0.119	560,400	6,500	460,500	1,027,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.39 | /Parcel: 364.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 3953

GIS Ref

GIS Ref

Insp Date 09/08/17

!422!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	560,700	6500	5,186.	460,500	1,027,700	1,027,400	Year End Roll	12/18/2019
2019	104	FV	415,400	6500	5,186.	489,200	911,100	911,100	Year End Roll	1/3/2019
2018	104	FV	415,400	6500	5,186.	356,900	778,800	778,800	Year End Roll	12/20/2017
2017	104	FV	391,600	5100	5,186.	310,800	707,500	707,500	Year End Roll	1/3/2017
2016	104	FV	391,600	5100	5,186.	264,800	661,500	661,500	Year End	1/4/2016
2015	104	FV	349,900	5100	5,186.	259,000	614,000	614,000	Year End Roll	12/11/2014
2014	104	FV	349,900	5100	5,186.	213,000	568,000	568,000	Year End Roll	12/16/2013
2013	104	FV	363,700	5100	5,186.	202,600	571,400	571,400		12/13/2012

PRINT

Date	Time
12/10/20	16:13:38

LAST REV

Date	Time
11/02/18	11:00:05

mmcmakin

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTE JOHN/ TRU	44388-230		12/29/2004	Family	99	No	No		1/2 INTEREST
PONTE JOHN JR	44388-228		12/29/2004	Family	99	No	No		John Ponte Jr 1/3 interest--> trust
PONTE JOHN & SU	26746-28		10/15/1996		99	No	No		John & Suzana put their 2/3 interest into a t
PONTE JOHN & SU	20672-311		7/24/1990	Convenience	99	No	No		
ANDERSON STEPHE	10238-346		3/27/1963	Family	7,500	No	No		
BROSNAN DANIEL	9326-155		2/24/1959		23,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	Mail Update	MM	Mary M
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5186		Sq. Ft.	Site		0	80.	1.11	1									460,463						460,500	

Total AC/HA:	0.11905	Total SF/SM:	5186	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	460,463	Spl Credit		Total:	460,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06666660
Const Adj.:	0.98000199
Adj $ / SQ:	177.707
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688473
Depreciation:	128056
Depreciated Total:	560417

COMMENTS

3 UNITS 3 MAILBOXES.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 6			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

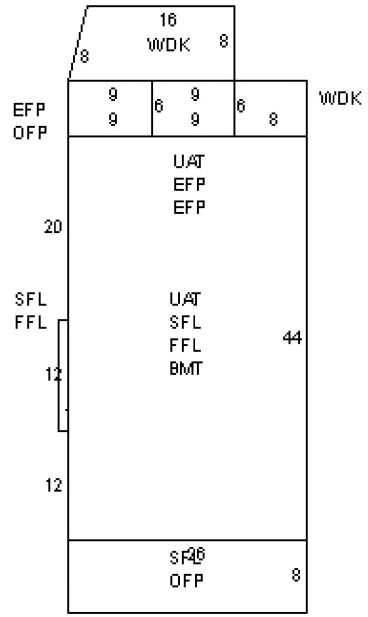
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	177.71
Special Features:	0	Val/Su Net:	122.57
Final Total:	560400	Val/Su SzAd	222.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,364	177.710	242,392
FFL	First Floor	1,156	177.710	205,429
BMT	Basement	1,144	53.310	60,989
UAT	Upper Attic	300	124.390	37,256
OFP	Open Porch	262	22.340	5,854
WDK	Deck	184	11.210	2,062
EFP	Enclos Porch	162	43.150	6,990
	Net Sketched Area:	4,572	Total:	560,972
Size Ad	2520	Gross Are	5470	FinArea 2820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1925	21.25	T	30	104			6,000			6,000
19	Patio	D	Y	1	8X12	A	FR	2000	6.00	T	19	104			500			500

More: N | Total Yard Items: 6,500 | Total Special Featues: | Total: 6,500